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Division of Building and Housing
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COMPARISONS OF RESIDENTIAL VACANCY
SURVEY REPORTS IN 46 TOWNS AND CITIES

(Data Compiled March 1, 1933.)

The following statement compiled by the Department of Commerce, shows the proportion of residential accommodations reported vacant in 46 towns and cities in which surveys have been made since the beginning of 1932 by local real estate boards and other organizations. As far as possible, data showing the situation approximately a year earlier than the time of the last survey are included in the compilation.

Total Residential Vacancies.-In the available surveys made since the beginning of 1932, total residential vacancies (including houses, flats, apartments, etc.) ranged from 3.0 per cent in Bergen County, New Jersey to 12.8 per cent in St. Louis, Missouri. In all but six of the 46 cities reporting total vacancies, the proportions vacant were under 10 per cent and in 7 they were under 5 per cent. As compared with previous surveys, small increases occurred in the total vacancy figure in most of the cities reporting, due largely to the increased vacancies in apartment houses. (Further details are presented in Table I.)

Single Houses.-According to the latest surveys, the percentage of vacant single houses ranged from 1.6 per cent to 9.6 per cent. The vacancy was under 10 per cent in all of the cities reporting and under 5 per cent in 20 of the 34 cities reporting upon this class of residences. Although the changes in the single house vacancy situation are but slight in most instances, decreases occurred in about one-fourth of the cities for which comparisons can be made. (See Table II.)

Horizontal Double Houses.-Vacancies in horizontal double dwellings, according to the most recent data, ranged from 5.0 per cent to 25.9 per cent, and a little less than half of the cities reporting on this class reported vacancies as under 10 per cent.

Flats.-Eight cities in the past year reported upon flats with vacancies ranging from 9.5 per cent to 20.6 per cent. In many instances, however, the figures for flats are included in those for apartments.

Apartment Houses.-According to the accompanying table, the highest vacancies are in apartment houses, in which class the range is from 4.8 per cent to 37.4 per cent. Of the 33 cities reporting on apartments, 23 reported vacancies of under 20 per cent, while 4 reported vacancies of

10 per cent or less. Relatively heavy increases occurred in vacancies in apartment houses in most of the cities reporting on this class of dwelling, although there are instances of substantial decreases.

Other Types of Dwellings.--The accompanying table also shows in some instances, vacancies in other types of dwellings including vertical two-family houses, row houses, apartment hotels, bungalow courts, and living quarters over stores. Considerable variation will be noticed in the vacancy situations in these different types.

"Doubling-up" and Building Curtailment.--In analyzing or using vacancy data, it should be appreciated that, although new building has been sharply curtailed, vacancies may increase because of the inevitable crowding or "doubling-up" that occurs when incomes decline. Data available for Philadelphia, St. Louis, Kansas City, Beaumont, Texas, and Knoxville, Tennessee, indicate that the number of families that have "doubled-up" with other families in these cities is equal to from 4 to 6 per cent of their total residential accommodations. The possibility of the existence of similar conditions in other cities should be kept in mind when considering vacancy figures. In spite of the tendency to "double-up," however, decided tendencies toward the occupation of vacant quarters are evident in a number of cities.

The significance of the figures for a given city may be considerably affected by special local conditions, which are not indicated in the accompanying tables. The size of the city, its rate of growth, and the location, type, and condition of vacant houses must also be taken into consideration in determining whether a city is overbuilt or underbuilt.

Although the surveys from which the data were taken were made according to somewhat varying methods, it is believed that each one represents a sincere effort to obtain the facts. A cooperative attempt is now under way to standardize the dates of making the surveys, and the classifications by which the data are given, with the objective, that in future reports of this type the data from the different cities will be more directly comparable.

TABLE I
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

Including Comparison with Situations of a
Year Ago or Nearest Date to-a Year Ago, if
Data are Available
(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Hori- zontal double houses	Row houses	Vertical two-family houses	Flats	Apart-ments	Living quarters over stores	Other	Total residen-tial
California										
Los Angeles	9/15/31	3.2 ^a		-	-	13.2	26.8	-	12.5 ^b	11.2
Los Angeles	9/15/32	3.4 ^a	9.5 10.2	-	-	12.5	25.7	-	15.0 ^b	11.2
Oakland and other East Bay Cities	1/ 1/31	4.1	-	-	-	14.7 ^d	17.9	-	-	7.9
	3/ 1/32	5.1	-	-	-	12.4	18.6	-	-	8.5
San Diego	2/ 1/32	5.6	13.1	-	-	20.6	4.8	-	19.9 ^b	7.3 ^e
Colorado										
Denver	9/10/31	3.1	7.1	12.9 ^f	7.0	-	14.1	-	6.1 ^g	6.4
Denver	9/14/32	3.9	10.4	16.0 ^f	8.4	-	16.4	-	3.4 ^g	7.7
Pueblo ^h	10/ -/31	7.8	-	-	-	-	24.9	-	17.2 ⁱ	8.9 ^j
Pueblo ^h	11/ -/32	8.2	-	-	-	-	31.5	-	24.5 ⁱ	9.7

- a. Excludes single houses on rear of lot which show a vacancy of 6.4 per cent in 1931 and 6.7 per cent in 1932.
b. "Bungalow Courts."
c. Includes Oakland, Berkeley, Piedmont, Alameda, San Leandro, and others.
d. Includes "duplexes."
e. Excludes hotels and rooming houses which are 0.7 per cent vacant.
f. "Terraces."
g. Residences valued at less than \$200.
h. Includes suburbs.
i. Hotels and rooming houses.
j. Excludes hotels and rooming houses.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Hori- zontal double houses	Row houses	Vertical two- family houses	Flats	Apart- ments	Living quarters over stores	Other	Total residen- tial
<u>District of Columbia</u>										
Washington	11/ -/31	-	-	-	-	-	7.8	-	-	-
Washington	10/ 1/32	-	-	-	-	-	17.4	-	-	-
<u>Florida</u>										
Orlando	3/ 1/31	11.8	-	-	-	-	11.9	-	-	11.8
Orlando	Spring/32	-	-	-	-	-	-	-	-	9.6 ^k
Tampa	12/10-20/31	7.5	-	-	-	-	31.2 ^l	-	-	10.0
Tampa	10/15-25/32	7.5	-	-	-	-	29.0	-	55.0 ^m	10.5 ⁿ
<u>Illinois</u>										
Rockford ^h	3/26/31	2.8	-	-	-	10.7	21.0	-	-	6.8
Rockford ^h	5/15/32	-	-	-	-	-	-	-	-	9.5
<u>Indiana</u>										
Fort Wayne	4/21/31	2.2	-	-	-	-	17.0	-	-	2.8
Fort Wayne	6/ -/32	4.5 ^d	-	-	-	-	9.8	23.0	-	5.3
Gary	Summer/31	2.0	-	-	-	10.0	-	-	-	-
Gary	1/ -/32	5.4	-	-	-	-	13.4	-	-	-
Indianapolis	11/11/30	8.5 ^o	-	-	-	-	15.5	-	-	9.4
Indianapolis	7/12/32	9.6	-	-	-	-	31.0	-	-	12.1

d. Includes "duplexes"

h. Includes suburbs.

k. Includes livable white dwellings only. Survey taken of only a few districts of city.

l. Includes "horizontal double houses" and "vertical two-family houses."

m. Hotel rooms.

n. Excludes hotel rooms. Includes "horizontal double houses," "row houses," and "vertical two-family houses."

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
<u>Indiana</u>										
Muncie	1/ -/30	-	-	-	-	-	-	-	-	1.3
Muncie	1/ -/33	-	-	-	-	-	-	-	-	8.1
<u>Iowa</u>										
Cedar Rapids	4/ -/31	1.6	6.8	-	-	-	6.8	-	-	2.1
Cedar Rapids	4/ -/32	2.7	8.9	-	-	-	10.0	-	-	3.4
Des Moines	1/ -/31	3.3	8.9	-	-	-	8.3	-	-	4.1
Des Moines	1/ -/32	3.3	10.6	-	-	-	12.4	-	-	4.5
<u>Kansas</u>										
Hutchinson	Summer/31	3.3	-	-	-	-	-	-	-	-
Hutchinson	3/31/32	4.5	-	-	-	-	-	-	-	-
<u>Kentucky</u>										
Louisville	4/21/31	5.7	-	-	-	18.1	14.6	-	-	-
Louisville	5/13/32	4.8	-	-	-	16.8	16.6	-	-	-
<u>Massachusetts</u>										
Springfield	12/ -/31	-	-	-	-	-	-	-	-	4.4
Springfield	12/ -/32	-	-	-	-	-	-	-	-	5.4

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
Michigan										
Ann Arbor	1/ -/31	2.5	-	-	-	-	9.8	-	-	3.6
Ann Arbor	1/25/32	1.9	-	-	-	-	9.4	-	-	3.1
Lansing and East Lansing	1/31/31	5.9	16.4	-	-	-	-	-	-	-
	1/31/32	6.0	-	-	-	-	20.2	-	-	6.3
Minnesota										
Minneapolis	5/14/32	-	7.2 ¹	-	-	-	-	-	-	-
St. Paul	4/ 7/31	1.5	-	-	7.6	-	10.0 ^p	-	-	4.2
St. Paul	10/ 8/32	1.6	-	-	8.8	-	13.5 ^p	-	-	5.1
Missouri										
Kansas City ^q	1/ 1/32	5.9	-	-	12.1	-	15.8 ^p	-	-	9.7
Kansas City ^q	1/ 1/33	7.4	-	-	15.4	-	18.8 ^p	-	-	11.9
St. Louis	4/ -/31	3.0	7.6	-	-	13.5	13.9	-	16.4 ^r	9.3
St. Louis	11/ -/32	5.0	12.1	-	-	15.9	20.6	-	29.5	12.8

1. Includes "horizontal double houses" and "vertical two-family houses."

p. Includes flats.

q. Excludes "untenantable"

r. Apartment hotels.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
New Jersey										
Bergen County	Spring/32	-	-	-	-	-	-	-	-	3.0 ^s
Camden	4/-/30	-	-	-	-	-	-	-	-	5.1
Camden	5/23/32	-	-	-	-	-	-	-	-	8.3
Oranges and Maplewood	9/20/30	2.5	3.4	-	-	13.0	10.8	9.5	-	5.3
	11/-/32	2.3	5.3	-	-	11.0	13.3	9.2	-	5.8
New York										
New York City	12/-/28	-	-	-	-	-	7.8 ^t	-	-	-
New York City	12/31/31	-	-	-	-	-	12.0	-	-	-
Manhattan	12/-/28	-	-	-	-	-	8.9 ^t	-	-	-
Manhattan	12/31/31	-	-	-	-	-	15.0	-	-	-
The Bronx	12/-/28	-	-	-	-	-	5.9 ^t	-	-	-
The Bronx	12/31/31	-	-	-	-	-	9.9 ^t	-	-	-
Brooklyn	12/-/28	-	-	-	-	-	7.5 ^t	-	-	-
Brooklyn	12/31/31	-	-	-	-	-	8.6	-	-	-
Queens	12/-/28	-	-	-	-	-	7.6 ^t	-	-	-
Queens	12/31/31	-	-	-	-	-	11.1	-	-	-
Richmond	12/-/28	-	-	-	-	-	10.6 ^t	-	-	-
Richmond	12/31/31	-	-	-	-	-	19.1	-	-	-

s. Estimated. Based on a survey of twenty-five communities.

t. Includes tenement houses only.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Hori- zontal double houses	Row houses	Vertical two- family houses	Flats	Apart- ments	Living quarters over stores	Other	Total residen- tial
New York (cont'd)										
N.Y. East Side	10/1-10/31	-	-	-	-	-	17.7 ^{u-v}	-	-	-
N.Y. East Side	10/1-10/32	-	-	-	-	-	19.1	-	-	-
N.Y. West Side	11/ 1/31	-	-	-	-	-	14.2 ^{v-w}	-	-	-
N.Y. West Side	11/1-15/32	-	-	-	-	-	15.7 ^{v-w}	-	-	-
Rochester ^x	4/ 1/31	2.5	7.3	-	-	-	16.6	-	-	6.2
Rochester ^x	4/ 1/32	2.4	7.1	-	-	-	17.6	-	-	6.3
Scarsdale ^y	4/15/32	7.0	-	-	-	-	-	-	-	7.0
Scarsdale ^y	11/ 1/32	4.8	-	-	-	-	-	-	-	4.8
Syracuse	3/ -/31	2.3	5.8 ^z	-	-	-	11.4	-	-	4.8
Syracuse	6/ 1/32	-	-	-	-	-	-	-	-	4.9
White Plains	3/ 1/31	5.8 ^{aa}	-	-	-	-	9.7 ^{aa}	-	-	6.4 ^{aa}
White Plains	3/ 1/32	3.5	9.3	-	-	-	13.8	-	-	7.1

u. The area covered is Washington Square to 59th Street and east of Central Park to 102nd Street.

v. Includes only apartment houses of nine stories and over.

w. The area covered is 59th Street to 125th Street, west of Central Park.

x. Includes Greece, Brighton and Irondequoit.

y. Includes adjacent communities.

z. Includes three-family houses.

aa. Includes buildings under construction.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
Ohio										
Akron ^{aa}	5/15/31	5.0	19.0	-	-	-	25.9	25.8	-	8.1
Akron	5/15/32	4.5	23.7	-	-	-	37.4	14.0	-	7.8
Cleveland ^{bb}	12/30/32	2.5	-	-	-	-	23.1	-	16.6 ^{cc}	-
Cuyahoga Falls ^{ae}	5/15/31	4.2	17.0	-	-	-	11.3	21.0	-	5.3
Cuyahoga Falls ^{ae}	5/15/32	4.6	15.5	-	-	-	17.5	27.2	-	6.0
Oregon										
Portland	4/ -/31	6.2 ^{dd}	-	-	-	20.2	15.1	-	-	8.2
Portland	5/ -/32	5.3	24.6 ^{ee}	-	-	-	18.1 ^p	26.9	-	8.9
Pennsylvania										
Chester	4/ 4/32	-	-	-	-	-	-	-	-	5.6
Philadelphia	7/ 1/32	5.0	5.1	7.5	16.1	-	19.4	12.1	-	8.9
Williamsport	1/14/32	3.3 ^{o-p}	-	-	-	-	10.7	-	-	4.4

^o. Includes "horizontal double houses," "row houses," and "vertical two-family houses."

^p. Includes flats.

^{aa}. Includes buildings under construction.

^{bb}. Preliminary count. Survey covers only about two-thirds of the West Side.

^{cc}. Three and four-family houses.

^{dd}. Includes two and three-family houses.

^{ee}. Includes three and four family houses.

TABLE I ((concluded))
RESIDENTIAL VACANCY SITUATION IN 46 CITIES

(Data compiled March 1, 1933)

State and City	Date of survey	Single houses	Hori- zontal double houses	Row houses	Vertical two-family houses	Flats	Apart-ments	Living quarters over stores	Other	Total residen-tial
Tennessee Chattanooga ^{ff}	3/23/32	-	-	-	-	-	-	-	-	9.7
Knoxville	1/1-10/33	6.8	19.1	17.0	10.0	19.1	23.8	17.7	-	8.8
Texas ^h Beaumont ^h Beaumont	7/ -/31 8/ -/32	5.6 8.0	20.1 25.9	- -	- -	- -	21.4 31.9	- -	8.4 ^{gg} 9.9	8.2 10.7
San Antonio San Antonio	6/ -/31 3/ 1/32	4.1 5.5	10.7 11.0	- -	- -	- -	26.5 10.5	- -	- -	- -
Utah Salt Lake City Salt Lake City	10/17/31 10/14/32	2.9 3.3	8.8 ^{hh} 12.1	- -	- -	- -	14.4 18.5	- -	- -	5.3 6.5
Wisconsin Madison Madison	5/12/32 10/28/32	1.2 1.8	- -	- -	- -	7.8 9.5	14.1 16.0	- -	- -	5.4 9.1
Milwaukee Milwaukee	3/ -/31 Spring/32	2.0 2.1	4.4 5.0	- -	- -	- -	11.0 -	- -	- -	4.0 -

h. Includes suburbs.

ff. Includes Red Bank, Eastdale and Shepherd Hills.

gg. Total colored.

hh. Includes three family houses, duplexes, flats and terraces.

TABLE II
VACANCIES IN SINGLE HOUSES IN 34 CITIES
(Data compiled March 1, 1933)

Name of City and State	Per cent vacancies		Increase or Decrease	Dates of surveys	
	Latest survey	Preceding survey		Latest	Preceding
St. Paul, Minn.	1.6	1.5	+ .1	10/ 8/32	4/ 7/31
Madison, Wisconsin	1.8	1.2	+ .6	10/28/32	5/12/32
Ann Arbor, Michigan	1.9	2.5	- .6	1/25/32	1/ -/31
Milwaukee, Wisconsin	2.1	2.0	+ .1	Spring/32	3/ -/31
Oranges and Maplewood, N.J.	2.3	2.5	- .2	1/ -/32	9/20/30
Rochester, New York	2.4	2.5	- .1	4/ 1/32	4/ 1/31
Cleveland, Ohio	2.5	-	-	12/30/32	-
Cedar Rapids, Iowa	2.7	1.6	+ 1.1	4/ -/32	4/ -/31
Des Moines, Iowa	3.3	3.3	0	1/ -/32	1/ -/31
Salt Lake City, Utah	3.3	2.9	+ .4	10/14/32	10/17/31
Williamsport, Penna.	3.3 ^b	-	-	1/14/32	-
Los Angeles, Calif.	3.4 ^c	3.2 ^c	+ .2	9/15/32	9/15/31
White Plains, New York	3.5	5.8 ^d	- 2.3	3/ 1/32	3/ 1/31
Denver, Colorado	3.9 ^d	3.1	+ .8	9/14/32	9/10/31
Akron, Ohio	4.5 ^d	5.0 ^d	- .5	5/15/32	5/15/31
Fort Wayne, Ind.	4.5 ^e	2.2	+ 2.3	6/ -/32	4/21/31
Hutchinson, Kansas	4.5	3.3	+ 1.2	3/31/32	Summer/31
Cuyahoga Falls, Ohio	4.6 ^d	4.2 ^d	+ .4	5/15/32	5/15/31
Louisville, Kentucky	4.8	5.7	- .9	5/13/32	4/21/31
Scarsdale, New York	4.8	7.0	- 2.2	11/ 1/32	4/15/32
Philadelphia, Penna.	5.0	-	-	7/ 1/32	-
St. Louis, Missouri	5.0	3.0	+ 2.0	11/ -/32	4/ -/31
Oakland & E. Bay Cities, Cal. ^g	5.1	4.1	+ 1.0	3/ 1/32	1/ 1/31
Portland, Oregon	5.3	6.2 ^h	- .9	5/ -/32	4/ -/31
Gary, Indiana	5.4	2.0	+ 3.4	1/ -/32	Summer/31
San Antonio, Texas	5.5	4.1	+ 1.4	3/ 1/32	6/ -/31
San Diego, Calif.	5.6	-	-	2/ 1/32	-
Lansing & E. Lansing, Mich.	6.0	5.9	+ .1	1/31/32	1/31/31
Knoxville, Tennessee	6.8	-	-	1/1-10/33	-
Kansas City, Missouri	7.4 ⁱ	5.9 ⁱ	+ 1.5	1/ 1/33	1/ 1/32
Tampa, Florida	7.5	7.5	0	10/15-25/32	12/10-20/31
Beaumont, Texas ^j	8.0	5.6	+ 2.4	8/ -/32	7/ -/31
Pueblo, Colo. ^j	8.2 ^k	7.8 ^k	+ .4	11/ -/32	10/ -/31
Indianapolis, Indiana	9.6 ^k	8.5 ^k	+ 1.1	7/12/32	11/11/30

a. Includes Greece, Brighton and Irondequoit.

b. Includes "horizontal doubles," "rows," "vertical two-families," and "flats."

c. Excludes single houses on rear of lot (vacancy 6.4% in 1931 and 6.7% in 1932).

d. Includes buildings under construction.

e. Includes "duplexes."

f. Includes adjacent communities.

g. Includes Oakland, Berkeley, Piedmont, Alameda, San Leandro, and others.

h. Includes two and three family houses.

i. Excludes "untenantable."

j. Includes suburbs.

k. Includes "horizontal double houses," "rowhouses," and "vertical two-family houses."

